

Promenade HOA Painting Guidelines

Architectural Review

If the home is being painted the same exact color, no application is required. In order to be considered exactly the same color one of the following criteria must be met:

1. The color is mixed according to the original Frazee color number obtained from the HOA color board or from touch up paint cans left by the builder. The paint can be any brand provided the color formula from Frazee is followed.
2. The color is an acceptable substitute color obtained from the HOA color board. Kelley Moore and Benjamin Moore colors are available, but any brand of paint can be used if the color formula is followed. These are not identical so the actual color should be tested by the homeowner, and they are not suitable for touch up of original paint.

If the homeowner wishes to change the color an application must be submitted to the Architectural Review Committee (ARC). The application should include the color numbers to be used, or ARC will come to the home to examine test samples. ARC will consider the following in approving color choices:

1. The style of the home Victorian homes will generally be lighter and/or brighter colors such as blues, peach, teal, pinks, lavenders or yellows. Craftsman styled homes should be painted in muted earth tones such as brown, beige, gray, green, gold, or rust. Italianate homes are generally similar earth tones, but lighter. The homeowner may submit historical information to document color choice.
2. The color of surrounding homes Duplication of colors in nearby homes must be avoided.
3. Color sequence New color schemes should keep the same sequence and number of colors as the original. For example if the front porch rail and garage door are white and the homeowner wishes to paint trim beige, then both items should be beige. ARC will consider variations from this on a case by case basis.

Technical Considerations

Paint finishes are recommended as follows:

1. The body of the house should be painted with low gloss paint such as flat, eggshell, or satin. (Slight sheen is lower maintenance compared to flat.) Window trim, gutters, and downspouts on Italianate homes should also be lower gloss paint.
2. Wood rails on all homes and all wooden window trim on Craftsman and Victorian homes can be semi-gloss for lower maintenance. Staircases on second units should be painted with the same color scheme as original, and is generally the same color and finish as front porch wood parts.
3. White fences must be repainted in white semi-gloss paint.
4. Satellite dishes, hardware, and wires, and other added appurtenances approved by ARC should be painted to match adjacent parts of the house, either body or roof color depending on location.
5. Roof and chimney vents and flashing should be painted to match the roof color.

Recommended considerations to have in contract with painters:

1. Painter is licensed, insured, and bonded, and homeowner is not responsible for accidents such as falling from ladders or scaffolds
2. The house is pressure washed within a few days before painting.
3. Nails are level with the surface or lower, and gaps around nails or knot holes are filled and sanded.
4. Caulking around windows and doors is repaired.
5. Loose gutters, flashing, etc. are repaired prior to painting.
6. The wooden trim that may be in contact with other surfaces or exposed to sun is checked for dry rot and replaced if necessary. This is common near the bottom of wooden porch columns and on some railings.
7. Paint includes at least one coat of primer and one coat of paint (preferably two) on bare wood surfaces and shiny surfaces around windows and doors, and two coats of paint on the wooden trim parts and siding. The highest grades of paint are more cost effective over time and increase cost only slightly.
8. Paint is applied with brush and/or roller. This is more costly but is less likely to flake off or be applied unevenly, and overspray is eliminated.
9. There is agreement regarding the painting of window screen frames and exterior wooden parts of windows.
10. Plantings will not be broken or damaged.